

**Village of Cold Spring Planning Board**  
**Thursday August 10, 2023**  
**Meeting Minutes**

The Village of Cold Spring Planning Board held a Meeting at Village Hall and via videoconference on Thursday August 10, 2023. Members present at Village Hall: Acting Chairperson Yaslyn Daniels, Sue Meyer and Matt Francisco. Lara Shihab-Eldin absent. Village Attorney John Furst, Esq, appeared via videoconference. The Meeting was called to order at 7:02 p.m.

- 1. Acting Chairperson Remarks – None**
- 2. Opportunity to Request Vote to Add/Modify Agenda Items - None**
- 3. Approval of Minutes**

*7/13/2023 Meeting Minutes (YD, MF, SM, MF)*

*The Acting Chairperson called for a Motion*

S. Meyer made a motion to approve the minutes as submitted. M. Francisco seconded and the motion passed by a vote of 3-0-0-1 (L. Shihab-Eldin absent).

**4. Member Reports**

S. Meyer commented that she observed a pit in the road on the street next to The Boulevard and observed someone fall there. The Board determined it was not a matter for the Planning Board.

**5. Correspondence – None.**

**6. Old Business**

**60 Main Street, 48.12-2-21.** Bantry Apartments LTD., Owner/Applicant; Patrick O'Sullivan, President. Amendment on Parking Waiver Letter to the VBOT and Resolution (update) regarding Parking Table.

Y. Daniels commented that the Resolution for 60 Main Street approved on 7/13/2023 was incorrect as to the parking table calculation. As such, the Resolution and the Letter to the Board of Trustees Recommending Approval of Parking Waivers must be amended. The Board was unable to address the issue on July 27, 2023, due to a lack of quorum.

Y. Daniels asked J. Furst to explain how to apply the newly enacted Zoning Code to parking table calculations - when is the minimum 1 space per 1,000 sq.ft threshold used, and when is the maximum 3 spaces per 1,000 sq.ft. threshold used?

J. Furst explained that the Board would use both - an application must provide at least "x" number of spaces, but no more than "y" number of spaces. The underlying theory of this formula is to prevent developments from being "over-parked", thereby limiting the number of impervious surfaces, empty parking lots and less green space. He further noted this will not be an issue on Main Street where no one is providing parking. As such, the recommendation of the minimum pertains to 60 Main Street application for waivers.

M. Francisco asked if the intent of the VBOT was to implement a form of "smart-parking." He further commented that the decision on 60 Main Street is of particular importance as it is the first decision under the new Code and thus sets precedent for future applications. J. Furst replied that he had seen this formula used in other municipalities as well, and that there would be no other basis for the VBOT to implement the minimum/maximum formula except to avoid empty parking lots. J. Furst commented there has always been a minimum - the Code now adds a maximum as an added parameter. The Board can only look for the minimum and ensure the applicant is not exceeding the maximum. All agreed that that the number of spaces are required to be "rounded up."

*The Acting Chairperson called for a motion.*

M. Francisco made a motion to approve the amended Parking Table for 60 Main Street. S. Meyer seconded the motion, and it passed by a vote of 3-0-0-1 (L. Shihab-Eldin absent).

*The Acting Chairperson called for a motion.*

M. Francisco made a motion to approve the Letter to the VBOT Recommending parking Waiver. S. Meyer seconded the motion and it passed by a vote of 3-0-0-1 (L. Shihab-Eldin absent).

*The Acting Chairperson called for a motion.*

M. Francisco made a motion to pass Amended Resolution No 5-2023. S. Meyer seconded the motion. Upon roll call vote the Amended Resolution was approved by a vote of 3-0-0-1 (L. Shihab-Eldin absent).

**7. New Business – None**

**8. Public Comment – None**

**9. Board Business**

**Planning Board Member Additions**

Discussion ensued regarding the consideration of two applicants for appointment to the Planning Board. The Board will further discuss adding an alternate member (see Code §21-3) at the Executive Session during the August 24, 2023, scheduled meeting.

**Planning Board Training**

The Board requested J. Furst to arrange for Board training on the new Code provisions.

**Remote Participation**


M. Francisco asked if there was any consideration for a resolution to permit remote participation by standing Boards going forward. Discussion will continue.

**10. Adjournment**

*The Acting Chairperson called for a MOTION.*

M. Francisco made a motion to adjourn the Meeting. S. Meyer seconded the motion and it passed by a vote of 3-0-0-1 (L. Shihab-Eldin absent). Meeting adjourned at 7:31 p.m.

Prepared by: Karen Herbert

  
Yaslyn Daniels, Acting Chair

  
Date